



An
Bord
Pleanála

Board Direction
PL08 248261

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th September 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Notwithstanding the existing grant of permission for a dwellinghouse on the site, it is considered that the proposed development, due to its insensitive house design, including proposed roof profile, would be visually obtrusive and would adversely affect the character and setting of Gurtenard House, a Protected Structure. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development, which was amended following a request for further information by the planning authority, is of insufficient design quality and pays insufficient regard to its setting in close proximity to Gurtenard House, a Protected Structure, to justify its substitution for the house design for which planning permission has been granted (13/4009).

**Board
Member**

Date:04.09.2017

Terry Prendergast